

Document #4921

6/25/87

MEMORANDUM

JUNE 25, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR COMMUNITY PLANNING AND DEVELOPMENT, ROBERT MC GILVRAY, CHIEF OF REHABILITATION, AND MARIA FARIA, SOUTH END PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, TENTATIVE DESIGNATION AND LICENSE AGREEMENT FOR PARCELS SE-59 to SE-66, 67 TO 81 EAST BERKELEY STREET AND 212 SHAWMUT AVENUE

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE THE TENANTS DEVELOPMENT CORPORATION OF BOSTON AS REDEVELOPER OF THE BUILDINGS LOCATED AT 67 TO 81 EAST BERKELEY STREET AND 212 SHAWMUT AVENUE. THE BUILDINGS ARE CONTAINED WITHIN REUSE PARCELS SE-59 TO SE-66 IN THE SOUTH END URBAN RENEWAL AREA. IT IS ALSO REQUESTED THAT THE AUTHORITY GRANT PERMISSION FOR EARLY ENTRY FOR THE PURPOSE OF STABILIZING THESE VACANT STRUCTURES.

The Authority placed Parcels SE-59 to 66 in the South End Neighborhood Housing Initiative (SENHI) for Fast Track development, because of the advanced state of deterioration of the buildings. The eight buildings are vacant, four story masonry structures located along East Berkeley Street between Washington Street and Shawmut Avenue.

On April 10, 1987, the Authority received five proposals to rehabilitate the structures and one proposal to raze the structures and erect new buildings.

Staff review had narrowed the final selection to three development firms by the end of May, and on June 11, 1987, the South End community had an opportunity to review the proposed rehabilitation plans. The result of a comprehensive staff review and analysis, and the public review by the community, is a recommendation that the Tenants Development Corporation be granted tentative designation.

The Tenants Development Corporation of Boston, a local non-profit group, has submitted a superior plan to create 35 units of housing on the site. The units are slated for condominium ownership, with 12 units for Market Rate buyers, 12 units for Moderate Income buyers, and 11 of the largest units set aside for sale to the Boston Housing Authority, for occupancy by Low Income Families. A parking plan indicates 24 parking spaces at grade, and both Authority staff and TDC consultants and architect, are sure that alternative means to increase parking can be worked out.

The Tenants Development Corporation has agreed to enter the property immediately and effect necessary emergency repairs to the masonry walls, which in some areas are ready to collapse. Their contractor, John Cruz, has estimated the emergency repairs to cost \$55,850.00, which repairs TDC will execute under a standard Early Entry License with the Authority.

The TDC has engaged the services of Greater Boston Community Development Inc. and the plans and specifications have been prepared by Stull and Lee, also of Boston.

The residential units are composed of 6 duplex units and 29 flat-type apartments, as follows:

0 BR - 1	2 BR - 22
1 BR - 6	3 BR - 6

One of the refreshing parts of the TDC proposal is their intention to seek home-buyers from their existing tenant rolls, thus freeing up a rental unit for an new Seciton 8 tenant.

Financing for this \$4.3 million development will be secured from a variety of sources, including private banks, the Commonwealth's Home Ownership Program, (HOP) for the moderate income units, and the State Section 705 acquisition program for the units to be purchased by the Boston Housing Authority.

There is, however, a significant shortfall of \$750,000 which the developers hope to resolve through their own efforts and the City's linkage program.

Evidence of community support is attached to this memorandum.

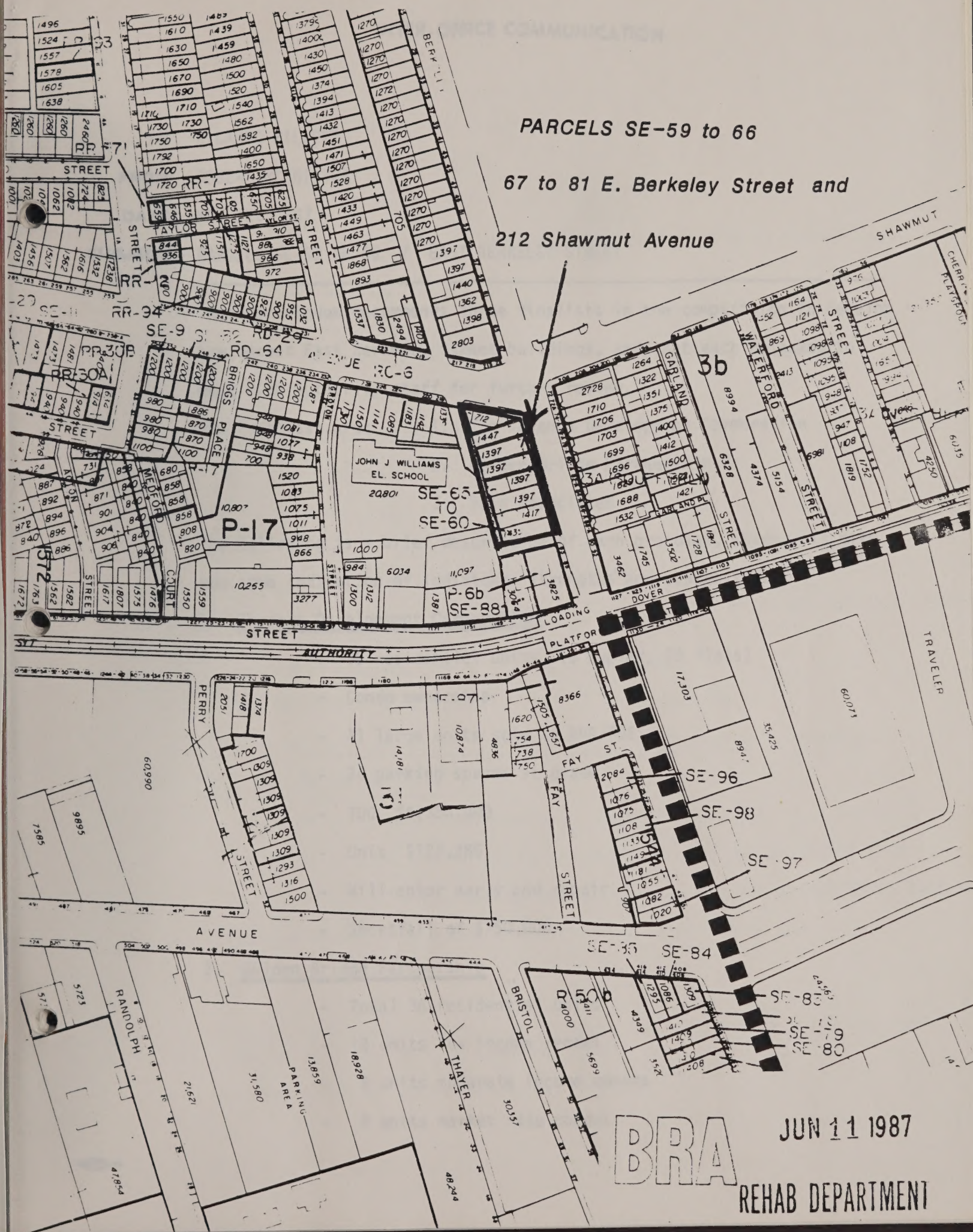
It is therefore recommended that the Authority tentatively designate the Tenants Development Corporation of Boston, as redeveloper of Parcels SE-59 to 66, located at 67 to 81 East Berkeley Street and 212 Shawmut Avenue, in the South End Urban Renewal Area. It is also recommended that the Tenants Development Corporation be granted permission for early entry for the purposes of stabilizing the vacant structures.

An appropriate resolution is attached.

PARCELS SE-59 to 66

67 to 81 E. Berkeley Street and

212 Shawmut Avenue



BRA

JUN 11 1987

REHAB DEPARTMENT

INTER-OFFICE COMMUNICATION

TO RICARDO MILLETT
FROM ROBERT MC GILVRAY
DATE MAY 22, 1987
SUBJECT PARCELS SE-59 to 66 / EAST BERKELEY STREET

This memorandum recommends three finalists in the competition to develop the vacant East Berkeley Street buildings, and that each be asked to meet with Authority staff for further review.

The finalists are:

1. The Tenants Development Corporation
2. Golden Bridge Partnership
3. Ross Associates

The following is a brief description of each proposal, which will give you some indication of individual strengths and weaknesses.

1. Tenants Development Corporation

- 35 residential units (6 duplex, 29 flats)
- Condo ownership
- 11 large units sold to BHA/705
- 24 parking spaces at grade
- TDC \$4,350,000
- Unit \$124,285
- Will enter early and repair
- Shortfall of \$750,000

2. Golden Bridge Partnership

- Total 36 residential units
- 18 units low income rental
- 9 units moderate income condos
- 9 units market rate condos

- Leased parking across the street
- TDC \$3,091,500
- * - Unit, \$86,000
- Erect new building on SE-88, with parking at street level.

3. Ross Associates

OPTION I

- 32 residential condos
- 3,600 s.f. commercial lease
- Raze existing buildings
- w construction
- 11 market rate condos
- 9 moderate income condos
(8 of which are for Dover Artists)
- 12 low income condos
- TDC \$4,200,000
- * - Unit \$131,250
- Shortfall, \$1,100,000.

OPTION II

- 32 residential condos
- same
- same
- same
- 24 market rate condos
- 4 moderate income condos
(4 of which are for Dover Artists)
- 4 low income condos
(4 of which are for Dover Artists)
- same
- same
- No shortfall

Conferences with the three finalists have been scheduled on Thursday,
May 28, 1987 as follows:

9:00 AM	Ross Associates	BUNKER HILL ROOM
1:30 PM	Golden Bridge Partnership	PLANNING CONFERENCE ROOM
3:00 PM	Tenants Development Corporation	PLANNING CONFERENCE ROOM

Concerned Community Development and Planning staff will attend.

* Gross rehab cost applied to unit count, commercial space included. Residential unit cost will be somewhat lower.

cc: Dilworth, Faria, Fong, Huggins, Maistros

Doc. # 4921
6/25/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS SE-59 TO SE-66
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Tenants Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-59 to 66 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tenants Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcels SE-59 to 66 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels SE-59 to 66 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to enter into a License with the Authority for the purpose of early entry into 67-81 East Berkeley Street and 212 Shawmut Avenue for the purpose of stabilizing the structure. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

J.B. CRUZ



Telephone (617) 445-6901

John B. Cruz Construction Co., Inc.
One John Eliot Square
Roxbury, MA 02119

April 8, 1987

Kathyn Kasch
Greater Boston Community Development
79 Milk Street
Boston, MA 02109

RE: 69-81 East Berkley St., 212-214 Shawmut Avenue

Dear Kathyn:

This is to confirm our proposal to perform the emergency repairs to subject buildings in accordance with the report of Rene Mugnier and Associates, Inc., dated April 7, 1987, items I thru VII, for the lump sum of FIFTY-FIVE THOUSAND EIGHT HUNDRED FIFTY (\$55,850.00) DOLLARS, complete.

We also offer an alternate method consisting of installing pipe staging adjacent to all wall areas with visible bulging, or cracks, removing only the loose bricks, unstable chimneys, etc., and leaving the staging with planking in place for up to 8 months as a barrier and additional protection to sidewalks. Roof openings would be covered, major wall bulges would be tied back to floors, orial bays shored, and any other loose materials would be secured or removed. This less labor intensive alternate method can be provided for the lump sum of THIRTY THOUSAND SIX HUNDRED EIGHTY-FIVE (\$30,685.00) DOLLARS, complete.

We wish to offer our services and qualifications for the designation as contractor in the long-range development of this project. Over the years, we have consistently achieved the best record of EEO statistics, and minority participation as compared to any other contractor in this field. We are staffed with licenced builders and engineers especially experienced in building rehabilitation. This combination assures that your project will be expedited and will be in compliance with the goals of all concerned. As a member of the team which will develop final plans for the rehabilitation of these buildings, we can provide a major contribution in the areas of value engineering and design-build experience which will expedite final designs within budget.

We hope this information will be useful and offer any further assistance as needed.

Very truly yours,

Ronald F. Furr
Vice President

RFF/hl
CC: John B. Cruz, III

INTER-OFFICE COMMUNICATION

TO RICARDO MILLETT
FROM ROBERT MC GILVRAY and MARIA FARIA
DATE JUNE 12, 1987
SUBJECT COMMUNITY REVIEW OF DEVELOPMENT PROPOSALS FOR PARCELS SE-59 to 66 -
SOUTH END URBAN RENEWAL AREA - THURSDAY EVENING, JUNE 11, 1987

The meeting was held in order that three development teams, who were judged to merit consideration by Authority staff, might present their proposals to community residents and local community organizations.

The agenda, attendance list, and previous staff review comments, are attached to this memo.

1. ROSS ASSOCIATES

Ross Perry described the proposal by the Joint Venture of Ross Associates and the CDC of Boston, to raze the East Berkeley Street block and construct new buildings on the site. Ross made the following points:

- o Main thrust of the proposal was to supply housing for Dover Artists.
- o The artists studios would range in price from \$69,700 for a 1-3 person unit, to \$90,000 for 4 or more persons.
- o A deficit of \$1,000,000 was indicated
- o A construction schedule was put forth, from tentative designation by June 30th, to a construction start on November 15th.
- o Completion in August or September of 1988 was projected.

James McConas, architect, described the renderings. A one-page handout was distributed.

In addition to Ross Perry, other spokesmen for the group were as follows:

Manny Gasparro of Ross Co., Phil Hart and Marvin Gilmore of CDC of Boston, and two members of the Dover Artists Group were introduced, and put on a slide show which examined the plight of Boston artists and was generally upbeat regarding the contributions made by the artists community.

The Q & A session brought out the following points:

- o No provision for handicapped access
- o What percentage are being reserved for artists? (8 of 13 moderate income units)
- o What protection from artists paint smells, toxic waste, and "banging on marble sculpture" will be allowed to the family units?
- o What provision for families below \$10,000 annual income?
- o What are the monthly costs for a \$51,500 condo?

2. GOLDEN BRIDGE PARTNERSHIP

Hoi S. Wong, president of the group, spoke briefly about the partnership, and introduced Francis Fung, who described a housing development proposal that was somewhat different from that submitted to the Authority on April 10th. Mr. Fung indicated that one half of the units should go to 'fair market value'. He promised to build and deliver the units on time.

Mr. Richard Ho of Richwin Development Group of Chelmsford, also spoke, as a member of the development team, about the historic restoration work his firm had completed in Chinatown.

Questions about the 'leased parking spaces' across the street, were not resolved.

3. TENANTS DEVELOPMENT CORPORATION

Marc Tyler, president of TDC, stressed the 22 year commitment to affordable housing made by TDC in the South End. (He also pointed out that 20 years ago he was a chef in this same YWCA building where tonight's meeting was being held.) He thought TDC should be designated because they were a long term South End organization.

Marc mentioned TDC's desire to create units for home ownership, and that he was anxious to see these buildings get fixed up.....whether TDC gets selected or not! The meeting gave Mr. Tyler the first applause of the evening.

Josh Posner of GBCD, consultants to TDC, was very effective in his presentation of the proposal. He started with a brief history of the property, and quickly ticked-off the strong points, as follows:

- o Early Entry and repair work
- o Concept of ownership development
- o Sale of 12 units to BHA, who in turn would house low income families
- o 12 units in the HOP program with 5-1/2 % mortgages that would result in the following:

<u>SIZE</u>	<u>COST</u>	<u>INCOME</u>
1 BR	\$ 62,000	\$ 21,500
2 BR	72,000	25,000
3 BR	82,000	27,300

- o The parking problem was covered, with TDC admitting that they would probably expect to use SE-88 for needed parking
- o Finally, Josh pointed out that it was TDC's intention to identify some of their existing tenants who would qualify for moderate income ownership, thus freeing up an existing rental unit for a Section 8 renter.

Kathy Kasch of GBCD explained various MHFA financing programs for low-mod income families, and pointed out that TDC had a full set of working drawings that were ready to file for a Building Permit.

Summary

The best presentation was made by the Tenants Development Corp., and it received a positive response from those in attendance.

Ross Associates, and their proposal for artists studios was not received very well at all, except for the two or three artists in attendance.

The Golden Bridge Partnership suffered from the ability to communicate clearly and directly with the neighborhood residents, and from what appeared to be a confusing plan to finance and develop the eight buildings, and from a lack of information regarding the proposed leasing of off-site parking spaces.

The meeting ended at approx. 8:30 PM.

Authority staff thanked the folks at YWCA for their hospitality.

cc: Huggins

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
617/722-4300

COMMUNITY REVIEW MEETING

SOUTH END URBAN RENEWAL AREA

PARCELS SE-59 TO 66

(67 to 81 EAST BERKELEY STREET

and

212 SHAMMUT AVENUE)

AGENDA

- | | |
|---------|--|
| 6:30 PM | Introductions, Robert McGilvray, Chief of Rehab, BRA |
| | Opening Remarks, Maria Faria, South End Project Coordinator |
| 6:45 PM | Development Proposal of Ross Associates, C.D.C. of Boston, Mr. Ross Perry |
| 7:15 PM | Development Proposal of Golden Bridge Partnership and Richwin Development Group, Mr. Hoi S. Wong, Mr. Richard Ho |
| 7:45 PM | Development Proposal of the Tenants Development Corp., Mr. Mark Tyler, TDC, Mr. Josh Posner and Ms. Kathryn Kasch of G.B.C.D, Mr. Charles Perez of Stull & Lee |
| 8:15 PM | Closing remarks, timetable, Maria Faria, BRA |

JUNE 11, 1987

So End

SOUTH END NEIGHBORHOOD CHURCH OF EMMANUEL



Whitman

Meeting at: 2 San Juan Street.
Mail: Box 18245
Boston, MA 02118
(617) 262-0900

no G. [unclear]

BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE
JUN 5 11 42 AM '87

To Whom It May Concern,

I wish to voice my support of the Tenants Development Corporation and to encourage TDC in their development of the housing on E. Berkeley St. . The South End is in critical need of low and moderate income housing and TDC has a good record at providing such housing. Myself and South End Neighborhood Church back their efforts and look forward to their future efforts on E. Berkeley St.

Sincerely,

Rev. Neal Armandt
Rev. Neal Armandt

RECEIVED

JUN 11 1987

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF COMMUNITY DEVELOPMENT

870608-018

"Other foundation can no man lay than that which is laid, which is Christ Jesus." 1 Cor. 3:11
COME. LET US TOGETHER BUILD A CITY WHICH HATH FOUNDATIONS

SOUTH END

NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"



April 28, 1987

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Coyle, *five*

Over a year ago, the South End Neighborhood Service Center of ABCD, ("SNAP") after considerable discussion at the Advisory Committee, went on record with the Boston Redevelopment Authority (BRA) in support of the proposal of the Tenant Development Corporation (TDC) for the development of the buildings on East Berkeley Street known as parcels SE-59 and SE-66. We had understood that TDC had received tentative designation by the BRA and were somewhat surprised when these parcels were included in the process for SENHI I. Our reasons for supporting the original proposal are equally valid today: the mix of market rate condos, affordable condos, and rental units, leased by the Boston Housing Authority for occupancy by low income families preserves the diversity of the South End, and is a sound proposal.

The fact that today there is competition from other groups, changes not our support for the TDC proposal. In addition to the soundness of their proposal, there is an additional item of concern. Unlike the other bidders, TDC is a neighborhood community development corporation, with a publicly elected Board of Directors. Because of that structure, the community can be assured of its continued accountability to the neighborhood, over the years in the management of this development.

SNAP therefore reaffirms its support of the TDC proposal for parcels SE-59-66, and in addition to design considerations, is confident that the BRA will see the wisdom in the long term management of these properties by an institution which is accountable to the community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Pat Cusick", is written over the typed name.

Pat Cusick

cc. Jeanette Boone, Chairperson, SNAP Advisory Committee
Marc Tyler, Chairperson, TDC



INQUILINOS BORICUAS EN ACCIÓN < IBA

June 8, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

On behalf of Inquilinos Boricuas en Accion, I am writing this letter of support on behalf of Tenant's Development Corporation for the proposed development of Parcels SE59-67 located on East Berkley Street.

As you are aware TDC had received designation from the BRA and has initially expended up-front monies to develop a package of market units, affordable condos and low-income rental units.

IBA believes that housing is a basic human right, therefore, we strongly support the designation of these parcels to TDC.

Sincerely,

Clara L. Garcia
Executive Director

/CLG

cc: Mr. Nathaniel Geer

PEOPLE WORKING TOGETHER FOR A BETTER FUTURE IN VILLA VICTORIA
TRABAJAMOS JUNTOS POR UN FUTURO MEJOR EN VILLA VICTORIA

405 SHAWMUT AVE. BOSTON, MASSACHUSETTS 02118 U.S.A. TEL. 262-1342

United South End/Lower Roxbury Development Corporation

32 Rutland St., Boston, Ma. 02118
Telephone (617) 266-5451

June 11, 1987

Hand-Delivered

Dr. Ricardo Millett
Assistant Director for Community Planning and Development
Boston Redevelopment Authority
Boston City Hall
Boston, Massachusetts

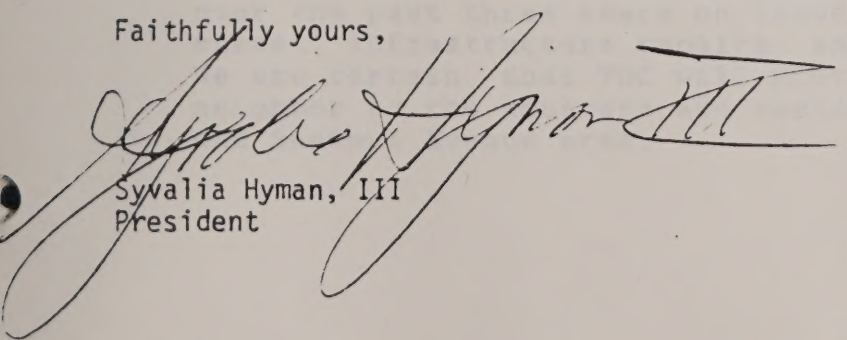
Dear Dr. Millett:

UDC would like to go on record in support of the formal designation of Tenants Development Corporation (TDC) as developer of Parcels SE 59-66, on Berkeley Street between Shawmut Avenue and Washington Street, known as the old "Harry the Greek" block.

UDC's support emanates from knowledge of the substantial amount of work already done by TDC on this project, as well as community understanding for some time of TDC as being capable of and interested in developing the parcels in a way that would meet community needs. As you are well aware, the intersection in question has remained in very adverse condition for some time; it would seem that expeditious development would serve the best interests of all concerned. TDC has complete designs for the project, putting it decidedly ahead of a new entity that would have to do much preliminary work to reach the level of readiness TDC has already attained.

UDC is cognizant that the BRA has, admirably, indicated that CDCs and other nonprofits will have preference for SENHI designations, all other things being equal. We feel that this is a clear case where a CDC is the best available option for developer status, and we are happy to add our support for its efforts.

Faithfully yours,



Syvalia Hyman, III
President



The Four Corners Neighborhood Association

Jeanette Boone, *president*

521 Shawmut Avenue Boston Massachusetts 02118

June 8, 1987

Mr. Stephen Coyle
Executive Director
Boston Redevelopment Authority
City Hall
One City Hall Plaza
Boston, MA

Re: Tenants Development Corporation
SE 59 - 66
67-81 E. Berkeley Street
212/214 Shawmut Avenue

Dear Mr. Coyle:

The Four Corners Neighborhood Association unanimously supports the Tenants Development Corporation's (TDC) proposal for Parcel SE 59-66, 67-81 E. Berkeley Street and 212/214 Shawmut Avenue.

TDC has a proven track record in constructing housing for those families most in need. In the wake of the possible loss of some HUD units in the South End and the housing crisis in the City of Boston, TDC's continuing contribution of affordable housing in the South End, directly impacts on the preservation of the racial and economic mix of the South End community.

From my experience as an abutter to many of TDC's properties on Massachusetts Avenue I personally commend the TDC Board, its members and tenants for being good neighbors and for participating with our neighborhood association over the past three years on issues of crime, crime watch, street, infrastructure repairs, and neighborhood clean-up. We are certain that TDC will prove to be as good a neighbor to the abutters and residents of the E. Berkeley and Shawmut Avenue area.

Working for the South End community.

The Four Corners Neighborhood Association strongly urges the BRA to favorably support TDC's proposal by designating the TDC as the developer for the above-referenced SENHI site.

Sincerely,

Jeanette Boone
President

June 11, 1987

RECEIVED

JUN 15 1987

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF CENTRAL REHABILITATION

Mr. Stephen Coyle

Boston Redevelopment Authority

Dear Mr. Coyle:

Although it is not easy to make a judgement based on one hearing, still as a person of quite moderate means, who would like to continue living in the neighborhood, the only proposal that really seems to address the needs of people now living here is that of Tenants Development Corporation, since it makes provision for the 11 low income units to be sold to T.D.C. by the B.R.A. I still do feel, however, that \$60 - \$70,000 for a studio - even at 5% is really not moderate in price, but is an indication of how inflated the market is above actual wages in the city. Still, I feel it seems the most reasonable of the proposals.

Sincerely,
Mary H. Corcoran
40 Berkleen St.

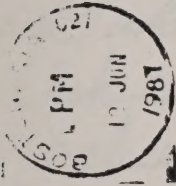
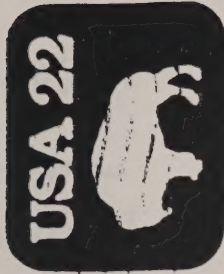
I wanted to comment also tho that I am really concerned that provision be made for all of the people living in the neighborhood now and that I think that artists ought to be given very special care — Not only are they in a profession where the pay is not always a reflection of their need to exist day to day, but they are a group of people who create a city where other people want to live.

Thank you for including us in the decision - making process.

Sincerely,

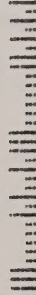
Mary H. Brown
40 Berkley St.
Boston, Ma.

02116



Mr. Robert Mc Gilvray
Boston Redevelopment Authority
One City Hall Sq.
Boston, Ma.

02201



PLEASE PRINT NEATLY!!!
 Attendance List

6-11-87

EAST BERKELEY ST.

NAME	ADDRESS	PHONE #
Tiny Bumble	696 Mass Ave	247-2676
Irene Armon	692 Mass Ave	266-3523
Bertha Foster	560 Mass Ave	247-3028
Perry Melvin	654 Mass Ave	
Pat Llang	569 Mass Ave	267-0844
Bernice Smith	23 Wellington St	536-3271
Sarah Hinson	502 Columbus Ave	266-7395
Annie Baker	512 Mass. Ave	242-5872
Annie Atkins	139 Pembroke St.	536-3082
Gladys Dahed	139 Pembroke St.	247-1979
Jesé Santana	654 Mass. Av.	262-4510
MAEVA SANTANA	654 MASS AVE	262-4510
Justin J Seward	55 Redwood St. So.	266-3968
Frank McCray	571 Mass. Ave.	262-6243
Claire Barbosa	106 W. Concord St.	236-4143
TONY KWONG	230 HARRISON AVE	423-7536
John J. LANCEW. 12, JR.	258 SHAWMUT AVE	338-4911
Diane H. Choueiri	272A Shawmut Ave.	423-3689
John C. de Rellon	288 SHAWMUT AVE.	482-1787
DAVID FRIGOW	258 SHAWMUT AVE #1	338-4911
Dellie Jones	654 Mass Ave	267-9060
Ethel Brumant	545 Mass Ave.	262-2516
Tom Linville	157 WARREN AVE	734-0589
Al F. Mitchell	675 MASS. AVE.	482-1131

Betty Wilson	498 Col. Ave	267-0838
Polly Ward	498 Col. W.	262-3168
Kylie Bailey	55 Rutland St	267-4529
Charles Sheffield	671 Mass Ave	427-3409
Jacqueline Crawford	57 WORCESTER ST.	353-0230
Dorlene MASON/WEST	23 Wellington St. #2	262-8973
ANNIE D. Osgood	32 Worcester St	536-6696
Alb. Blum	219 E. BERKELEY ST.	338-5685
Margaret	11 E. BERKELEY ST. BOSTON	423-4269
Angela Lee	40 Higgins St., Allston,	787-3463
Bob Lindquist	96 W Springfield St., Boston	267-4788
Yvonne Slayman	560 Mass Ave	
Wayne Dwyer	560 Mass Ave Bos.	247-2602
Jocelyn Worrell	401 Mass Ave Bos.	
Arti Slayman	560 MASS Ave Bos 02118	
Mary Gill	23. Wellington St.	T.D.C
Josh PROKOP	711 TREMONT	266-9068
RUTH B. SODER	24 THAYER ST	482-6345
A.T. SE JEFF HULL	383 ALBANY ST	423-6484
CATHERINE SHADDIX	140 CLARENDON ST	262-0034
Cheryl Hirshman	50 THAYER ST	451-0715
Rud Wilson	"	"
Carol van Heerden	50 Thayer St	338-2139
CHAUNCEY C. Mayfield	31 ORLANDO Boston	296-0651
Fredrick & Lewis	686 New Ave	437-1377
James Edmonson	407 Mass Ave	267-4229
Tham. Corcoran	40 Berkley St, Boston	482-8850

Peter Chini	237 Shawmut Ave	542-2460
PAT Cusick	521 Shawmut Ave	247-2480
Janette Loebe	521 Shawmut Ave	437-0789
Barbara La Follette	60 Thayer	338 3174
Barbara Baker	60 THAYER	338 3174
Windy Jacob	50 Thayer St	451-0715
Becky Handlands	50 Thayer St	451-0715
Stephen Semolka	60 Thayer St	338-3174
Clara Garcia	IBA-405 Shawmut Ave	262-1342
MARK JOHNSTON	MAYOR'S OFFICE/NEIGHBORHOOD SERVICES	725-3405
DANIEL HARTNETT	24 THAYER ST.	452 6395
BETH Anthony	71 School St, Rox 02119	724-5115
Erin Switzer	1523 Washington	266-6670
Kathleen Pantalone	502 Columbus Ave.	267-0739
Nicky Nicholson	502 Columbus Ave. - 536-4512/929-8300 = W.	(H.)
William, Brown	421 Main Ave	267-2275
Oranice Honray	423 Main Ave	437-7159
Byron Rushing	25 Concord Sq 02118	722-2692

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form Approved
OMB No. 63R-0067

A. REDEVELOPER AND LAND

1- a. Name of Redeveloper: Tenants' Development Corporation

b. Address and ZIP Code of Redeveloper: 663 Massachusetts Ave., Boston, MA
02118

c. IRS Number of Redeveloper: We have written to the IRS requesting another copy of our tax exemption letter. See attached page from IRS Director

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Parcels SE 59-66
67-81 East Berkeley Street and
212-214 Shawmut Avenue

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
August 20, 1969

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- Tenants Development Corporation, Boston, Ma.
 Tenants Organization of Illinois, Until 8612, Evanston, Il.
 Tenants Representative Council Inc., New Haven, Ct.
 Tenants Resource Center, E. Lansing, Mi.
 Interstate National Corporation Foundation, Chicago, Il. (4)
 Tenco Development Inc., Lewisburg, Ta. (5)
 Tenco Foundation Inc., Ottumwa, Ia.
 Tenco Group Homes Incorporated, Until 8706, Ottumwa, Ia.
 Tenco Industries Inc. 710 Gateway Dr. Ottumwa, Ia.
 Ten County Aging Board Inc., Arkansas City, Ka.
 Tendai Buddhist Sect Charitable Foundation, Honolulu, Hi.
 Tender Care Day School Inc., Albuquerque, N. M.
 The Tender Inc. Community House, Moorestown, N. J.
 Tender Learning Care Inc., Baker, Mt.
 Tender Loving Care Concerned Set, East Orange, N. J.
 Tender Loving Care for Children, Victoria, Tx.
 Tender Loving Care Inc., Montpelier, Vt.
 Tender Loving Zoo Inc., Solana Beach, Ca.
 Tender Mercies Inc., Until 8612, Cincinnati, Oh.
 Tender Touch, Midvale, Ut.
 Tender Years Inc., Elmore, Mn.
 Tenderloin Housing Clinic Inc., San Francisco, Ca.
 Tendi Shu Fukujuzan Jikoji Betsuin Buddhist Temple, Redondo Beach, Ca.
 Ten Directions, Berkeley, Ca.
 The Ten Eight Foundation Inc., Until 8512, New York, N. Y.
 Tenenbaum Foundation, Little Rock, Ar. (4)
 Ten Fe Inc., San Ysidro, Ca.
 Tenhasen Cemetery Association, Ceylon, Mn. (6)
 Tenino Parent Co-op Preschool, Tenino, Wa.
 Tenkoku Hawaii Kyokai, Hilo, Hi.
 Tenley Library Council, Wash. D. C.
 Ten Mile Community Trust, Meridian, Id.
 Tenmile Rural Fire District 111-213, Until 8706, Tenmile, Or.
 Ten Mile Union Sunday School, Bellingham, Wa.
 Tenn Secondary School Athletic Assn, Hermitage, Tn.
 Tennant Company Foundation, Minneapolis, Mn. (4)
 John J. Tennant Foundation, Portland, Or. (4)
 Byron L. Tennant Memorial Trust, Columbus, Oh. (4)
 Tenn-Ark-Miss Girl Scout Council, Memphis, Tn.
 Tenneco Foundation, Houston, Tx. (4)
 Tennent Cooperative Nursery School Association, Tennent, N. J.
 Tennessee Tech Athletic Foundation Inc. Tennessee, Cookeville, Tn.
 Tennessee Academy of Science, Chattanooga, Tn.
 Tennessee Anthropological Association, Knoxville, Tn.
 Tennessee Archaeological Society, Knoxville, Tn.
 Tennessee Artist - Craftsmen Association, Nashville, Tn.
 Tennessee Assoc of Primary Health Care Centers Inc. 204 Parkview Towers Suite N., Nashville, Tn.
 Tennessee Associates for Retarded Citizens, Nashville, Tn.
 Tennessee Association of Blind Athletes, Nashville, Tn.
 Tennessee Association of Blood Banks, Nashville, Tn.
 Tennessee Association of Churches, Jackson, Tn.
 Tennessee Association of Dance, Nashville, Tn.
 Tennessee Association of Legal Services Inc., Nashville, Tn. (4)
 Tennessee Association of Legal Services Legal Aid Projects, Nashville, Tn.
 Tennessee Association of Museums Inc. c/o Tennessee State Museum, Memphis, Tn.
 Tennessee Association of Tellico River Camping Inc., Rockford, Tn.
 Tennessee Athletic Coaches Association Inc., Columbia, Tn.
 Tennessee Ballet Company of Memphis, Memphis, Tn.
 Tennessee Bar Foundation, Nashville, Tn.
 Tennessee Beautiful Inc., Nashville, Tn. (5)
 Tennessee Behavior Therapy Association, Murfreesboro, Tn.
 Tennessee Bible Mission, Chattanooga, Tn.
 Tennessee Botanical Gardens and Fine Arts Center Inc., Nashville, Tn.
 Tennessee Business Education Association c/o Mrs Janice Harder, Memphis, Tn.
 Tennessee Camp for Diabetic Children Inc., Chattanooga, Tn.
 The Tennessee Center for Biotechnology, Until 8512, Knoxville, Tn.
 Tennessee Chapter of the International Association of Arson Investigators, Nashville, Tn.
 Tennessee Chess Association, Crossville, Tn.
 Tennessee Childrens Home, Spring Hill, Tn.
 Tennessee Citizens for Wilderness Planning, Oak Ridge, Tn.
 Tennessee Committee for the Humanities Inc., Nashville, Tn.
 Tennessee Community Education Association, Gallatin, Tn.
 Tennessee Conference on Social Welfare, Nashville, Tn.
 Tennessee Conservation League, Nashville, Tn.
 Tennessee Dietetic Association, Kingsport, Tn.
 Tennessee E. Clark Memorial Community Center Inc., Chicago, Il. (5)
 Tennessee Eagle Forum Education Fund, Waynesboro, Tn. (4)
 Tennessee Entrepreneur Forum Inc., Until 8511, Nashville, Tn.
 Tennessee Environmental Council, Nashville, Tn.
 Tennessee Executive Residence Preservation Foundation Inc., Franklin, Tn.
 Tennessee Federal Tax Institute Inc., Nashville, Tn.
 Tennessee Federation for the Aging Inc., Until 8512, Camden, Tn.
 Tennessee Folklore Society, Murfreesboro, Tn.
 Tennessee Foster Care Association, Chattanooga, Tn.
 Tennessee Foster Grandparents Inc., Nashville, Tn.
 Tennessee Foundation, Nashville, Tn. (4)
 The Tennessee Foundation for the Motion Picture and Television Arts, Nashville, Tn.
 Tennessee Future Farmers of America Foundation Inc., Until 8606, Nashville, Tn.
 Tennessee Genealogical Society, Memphis, Tn.
 Tennessee Georgia Christian Camps Inc., Chattanooga, Tn.
 Tennessee Health Care Educational Foundation Po Box 110113, Nashville, Tn.
 Tennessee Historical Society, Nashville, Tn.
 Tennessee Home Economics Association, Nashville, Tn.
 Tennessee Homecoming 86 Inc., Until 8612, Nashville, Tn.
 Tennessee Hospital Education & Research Foundation Inc., Nashville, Tn.
 Tennessee Humane Animal League, Signal Mountain, Tn.
 Tennessee Hunger Coalition, Nashville, Tn.
 Tennessee Independent Colleges Fund 308 Kirkland Hall, Brentwood, Tn.
 Tennessee Indian Council Inc., Memphis, Tn.
 Tennessee Intercollegiate State Legislature Foundation, Nashville, Tn.
 Tennessee Jaycee Foundation Inc., Murfreesboro, Tn.
 Tennessee Jazz and Blues Society Inc., Nashville, Tn.
 Tennessee Junior Livestock Exposition Inc., Until 8605, Springfield, Tn.
 Tennessee Law Review Assoc Inc., Knoxville, Tn.
 Tennessee Literary Arts Association Inc., Nashville, Tn.
 Tennessee Mathematics Teachers Assn, Memphis, Tn.
 Tennessee Medical Association Student Education Fund Inc., Nashville, Tn.
 Tennessee Medical Foundation, Nashville, Tn. (4)
 Tennessee Military Institute Inc., Sweetwater, Tn.
 Tennessee Monument Commission, Nashville, Tn.
 Tennessee Music Educators Association, Nashville, Tn.
 Tennessee Music Teachers Association c/o Music Dept Tenn Technological University, Cookeville, Tn.
 Tennessee on Tour Incorporated, Until 8908, Murfreesboro, Tn.
 Tennessee Opportunity Programs for Seasonal Farm Workers Inc. Tops, Nashville, Tn.
 Tennessee Ornithological Society, Memphis, Tn. (5)
 Tennessee Orphan Home Foundation Fund, Spring Hill, Tn.
 Tennessee Performing Arts Center Management Corporation, Nashville, Tn.
 Tennessee Performing Arts Foundation, Nashville, Tn.
 Tennessee Press Association Foundation Inc., Knoxville, Tn.
 Tennessee Real Estate Education Foundation Inc., Nashville, Tn.
 Tennessee Sheriffs Association Inc., Nashville, Tn.
 Tennessee Society for Clinical Microbiology, Memphis, Tn.
 Tennessee Society Sons of the Revolution Inc., Knoxville, Tn.
 Tennessee Special Olympics, Nashville, Tn.
 Tennessee Sports Hall of Fame Inc., Nashville, Tn. (4)
 Tennessee State Soccer Association, Until 8605, Memphis, Tn.
 Tennessee State University Foundation, Nashville, Tn.
 Tennessee Task Force on Family Violence, Until 9012, Nashville, Tn.
 Tennessee Taxpayers Association Inc., Nashville, Tn. (5)
 Tennessee Tech Education Foundation Office of the Dean College of Educ. Cookeville, Tn.
 Tennessee Tech Engineering Development Foundation Inc. College of Engineering, Cookeville, Tn.
 Tennessee Tech Foundation for the Humanities and Sciences, Cookeville, Tn.
 Tennessee Tech University School of Nursing Foundation, Cookeville, Tn.
 Tennessee Technological University College of Business Administration Foundation, Cookeville, Tn.
 Tennessee Technological University Development Council, Cookeville, Tn.
 Tennessee Technological University Fine Arts Foundation, Cookeville, Tn.
 Tennessee Technological University Friends of the Library Foundation, Cookeville, Tn.
 Tennessee Temple University, Chattanooga, Tn.
 Tennessee Tesol Teacher of English to Speakers of Other Languages, Nashville, Tn.
 Tennessee Theatre Association, Chattanooga, Tn.
 Tennessee Trails Association Inc., Chattanooga, Tn.
 Tennessee Valley Agricultural & Industrial Fair, Knoxville, Tn.
 Tennessee Valley Art Association, Tusculumbia, Al.
 Tennessee Valley Center for Minority Economic Development Inc., Memphis, Tn.
 Tennessee Valley Council Trust Fund for Boy Scouts of America, Huntsville, Al.
 Tennessee Valley Handspinners, Knoxville, Tn.
 Tennessee Valley Home Health Care Agency Inc., Decatur, Al.
 Tennessee Valley Jazz Society Inc., Huntsville, Al.
 Tennessee Valley Lions Kidney Foundation Inc., Chattanooga, Tn.
 Tennessee Valley Opera Association Inc., Huntsville, Al.
 Tennessee Valley Railroad Museum Inc., Chattanooga, Tn.
 Tennessee Valley Rural Development Project, Until 8512, Signal Mountain, Tn.
 Tennessee Vietnam Veterans Leadership Program Inc., Nashville, Tn.
 Tennessee Volunteers for Life Education Fund, Until 8512, Memphis, Tn.
 Tennessee Volunteers for Life Educational Foundation, Knoxville, Tn.
 Tennessee Wesleyan College, Athens, Tn.
 Tennessee Wheelchair Athletic Association Inc., Nashville, Tn. (4)
 Tennessee Williams Fine Arts Center Founders Society Inc., Key West, Fl.
 The Tennessee Writers Guild, Chattanooga, Tn.
 Tennessee 4-H Alumni Inc., Nashville, Tn.
 Tennessee 4-H Club Foundation Inc., Knoxville, Tn.
 Tennex Industries A. Washington Nonprofit Corporation, Oak Harbor, Wa.
 Tenney Educational Fund Inc., Andover, Ma. (6)
 Tenney Memorial Library Inc., Newbury, Vt.
 Tenney Nursery and Parent Center Inc., Madison, Wt.
 Tenney Preservation Association Inc., Methuen, Ma.
 Tennille Zeta Cemetery Maintenance Trust, Tennille, Ga. (6)
 Tennis and Crumpets Inc., Oak Park, Mi.
 Tennis Association for the Mentally Retarded, Woodland Hills, Ca.
 Tennis Fighting World Hunger Charitable Trust, Until 8704, Long Beach, Ca.
 Tennis for Charity Inc., Cincinnati, Oh.
 Tennis for Life, Beverly Hills, Ca.
 Tennis Foundation of North America Education Division, North Palm Beach, Fl.
 Tennis Foundation of Richmond Inc., Richmond, Va.
 Tennis Friends, Springfield, Ma.
 Tennis Fund Inc., Until 8512, Omaha, Ne.
 Tennis Improvement Program, Oklahoma City, Ok.
 Tennis Incorporated of High Point, High Point, N. C.
 Tennis Incorporated of Kanawha Valley, Charleston, W. V.
 Tennis Opportunity Inc., Rancho Miraga, Ca.
 Tennis Patrons Asso of San Diego, San Diego, Ca.
 Tennis Patrons Association, Chattanooga, Tn.
 Tennis Patrons Association of Greater New Orleans Inc., New Orleans, La.
 Tennis Patrons Association of Northeastern Michigan, Grand Blanc, Mi.
 Tennis Patrons Association of Santa Barbara Inc., Santa Barbara, Ca.
 Tennis Patrons Association of Ventura County Inc. Donlap & Litton, Ventura, Ca.
 Tennis Youth Foundation Inc., Ketchum, Id. (4)
 Tennyson Parent Nursery School Inc., Hayward, Ca.
 Ten Penny Player Inc., New York City, N. Y.
 Tenrab Charitable Trust, Albany, N. Y. (4)
 Tenrikyo America West Church, San Francisco, Ca.
 Tenrikyo California Church, Los Angeles, Ca.
 Tenrikyo Church of South Long Beach, Long Beach, Ca.
 Tenrikyo Haleakala Church, Wailuku, Hi.
 Tenrikyo Hawaii Dendocho, Honolulu, Hi.
 Tenrikyo High Sacramento Church, Sacramento, Ca.
 Tenrikyo Hollywood Church, Los Angeles, Ca.
 Tenrikyo Honsoko Church, San Francisco, Ca.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See attached list

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



Tenants' Development Corporation

663 MASSACHUSETTS AVENUE • BOSTON, MASSACHUSETTS 02118 • (617) 445-8317

BOARD OFFICERS

Marc Tyler, President
627 Massachusetts Avenue #1
Boston, MA.

Ms. Theresa Williams, Vice President.
627 Massachusetts Avenue #2
Boston, MA.

Ms. Mary Longley, Treasurer/ Incorporator
498 Columbus Avenue #4
Boston MA.

Mr. Nathaniel Geer, Clerk
671 Massachusetts Avenue #3
Boston, MA.

BOARD MEMBERS

Ms. LaTanya Bradford
108 West Concord Street #4
Boston, MA.

Ms Mary Clinkscales
574 Massachusetts Avenue

Mr. Leroy Evans
23 Wellington Street. #10
Boston, MA.

Ms. Irene Falconer
407 Massachusetts Avenue #4
Boston, MA.

Ms. Karl Goldsboro
419 Massachusetts Avenue #4
Boston, MA.

Mr. James O'S. Morton
9 Hempstead Road
Jamaica Plains, MA.

Ms. Judith Seward



Tenants' Development Corporation

663 MASSACHUSETTS AVENUE • BOSTON, MASSACHUSETTS 02118 • (617) 445-8317

57 Rutland Street #2
Boston, MA.

Mr. Charles Sheffield
671 Massachusetts Avenue #2
Boston, MA.

Ms. Joycely Worrell
401 Massachusetts Avenue #3
Boston MA.

ADVISORY BOARD

Ms. Marcia Anderson, Director of Property Management, TSI.

Mr. Charles "Chuck" Grigsby, Finance Advisor

Mr. Thomas Welch, Welch Associates

Mr. Patrick Clancey, Greater Boston Community Development

Mr. Byron Rushing, State Representative

Mr. Melvin King, Rainbow Coalition

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-006

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- | | | |
|---|----|-----------|
| a. Total cost of any residential redevelopment. | \$ | 4,300,000 |
| b. Cost per dwelling unit of any residential redevelopment. | \$ | 125,000 |
| c. Total cost of any residential rehabilitation | \$ | |
| d. Cost per dwelling unit of any residential rehabilitation | \$ | |

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
0 BR	552 sq. ft.	\$	\$ 96,000
1 BR	655 sq. ft.		\$110,000
2 BR	920 sq. ft.		\$101,450
3 BR	1,754		\$128,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators and stoves

CERTIFICATION

I (We)¹ _____

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

President, TDC

Title

Title

663 Mass. Ave., Boston, MA 02118

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² **Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Tenants' Development Corporation

b. Address and ZIP Code of Redeveloper: 663 Mass. Ave., Boston, MA 02118

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass
is described as follows:

Parcels SE 59-66
67-81 East Berkeley St.,
212-214 Shawmut Avenue

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 1986, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Alfred W. Siegrist
20 Walnut St., Wellesley Hills, MA 02181

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 314-00

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily saleable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

South End Tenant Housing I 100 units of rehab completed in 1969
SETH II 185 units of rehab, completed in 1974
SETH III 59 units of rehab & new construction presently under construction

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

Form Approved
OMB No. 63R-01

e. Outstanding construction-contract bids of such contractor or builder:

DATE OPENED

- N/A

- If Yes, explain.**

- If You explain.

- ## CERTIFICATION

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Signature

Tide

Address and ZIP Code

Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer:
Tenants' Development Corporation
663 Mass. Avenue, Boston, MA 02118
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: X
If yes, explain _____

3. a. The financial condition of the developer, as of Dec. 31, 1986 is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.
4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:
5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address & zip code of bank

Amount

\$

- b. By loans from affiliated or associated corporations of firms:
Name, address & zip code of source \$ Amount

- c. By sale of readily salable asset
Description Market Value Mortgage or liens
\$ \$

6. Name and addresses of bank references:

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: X

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES _____

NO _____

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount
\$

Date to be
Completed

- e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency

Amount

Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:
11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:
12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.
13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

See Attached



Tenants' Development Corporation

663 MASSACHUSETTS AVENUE • BOSTON, MASSACHUSETTS 02118 • (617) 445-8317

SETH I, Houses.

457 Mass. Ave.
508 Mass. Ave.
522 Mass. Ave.
556 Mass. Ave.
572 Mass. Ave.
574 Mass. Ave.
654 Mass. Ave.
671 Mass. Ave.
673 Mass. Ave.
675 Mass. Ave.

189 W. Springfield St.
89 Worcester St.
91 Worcester St.
106 W. Concord St.
108 W. Concord St.
130 W. Concord St.
55 Rutland St.
57 Rutland St.
408 Columbus Ave.
502 Columbus Ave.

SETH II, Houses.

401 Mass. Ave.
403 Mass. Ave.
405 Mass. Ave.
407 Mass. Ave.
419 Mass. Ave.
421 Mass. Ave.
423 Mass. Ave.
425 Mass. Ave.
545 Mass. Ave.
547 Mass. Ave.
553 Mass. Ave.
560 Mass. Ave.
569 Mass. Ave.
571 Mass. Ave.
573 Mass. Ave.
612 Mass. Ave.
623 Mass. Ave.
627 Mass. Ave.

663 Mass. Ave.
692 Mass. Ave.
896 Mass. Ave.
5 Braddock Park.
506 Columbus Ave.
24 E. Springfield St.
30 Greenwich Park
32 Greenwich Park.
139 Pembroke St.
29 Rutland St.
23 Wellington St.
127 W. Concord St.
115 W. Newton St.
213 W. Newton St.
96 W. Springfield St.
32 Worcester St.
57 Worcester St.
84 Worcester St.

TDC III

395 Mass. Ave.
397 Mass. Ave.
400 Mass. Ave.
586 Mass. Ave.

CERTIFICATION

I/We, _____, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated _____

Marc Tyler
Signature

Tenants' Development Corporation

663 Mass. Avenue, Boston, MA 02118

Address & Zip Code

Dated _____

Signature

Address & Zip Code

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for a project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department).

No

3. Have any of the principals previously owned any real estate? If so, when and what type of property?

No

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crime currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
Day of _____, 19____

SIGNATURE:

Marc Tyler

ADDRESS:

663 Mass Ave Boston